TAT 02-F-06987

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TECHNICAL ASSISTANCE TEAM FOR EMERGENCY RESPONSE REMOVAL AND PREVENTION
EPA CONTRACT 68-WO-0036

DATE: September 21, 1993

TO: Bonnie Green

FROM: Irmee Huhn

SUBJECT: Chase Interiors Site Assessment Report

I. INTRODUCTION

On May 21, 1993, the United States Environmental Protection Agency (EPA), Removal Action Branch received a request from the Director of the New York State Department of Environmental Conservation (NYSDEC), Division of Hazardous Waste Remediation to evaluate five sites owned by HBSA Industries, Inc. Site assessments were scheduled for June 1993, but due to potential sale with the requirement to attend to the environmental needs, the assessments were postponed. All of the sites, with the exception of the Chase Interiors Site, were under negotiation for purchase. On September 13, 1993, the EPA Technical Assistance Team (TAT) conducted a site assessment.

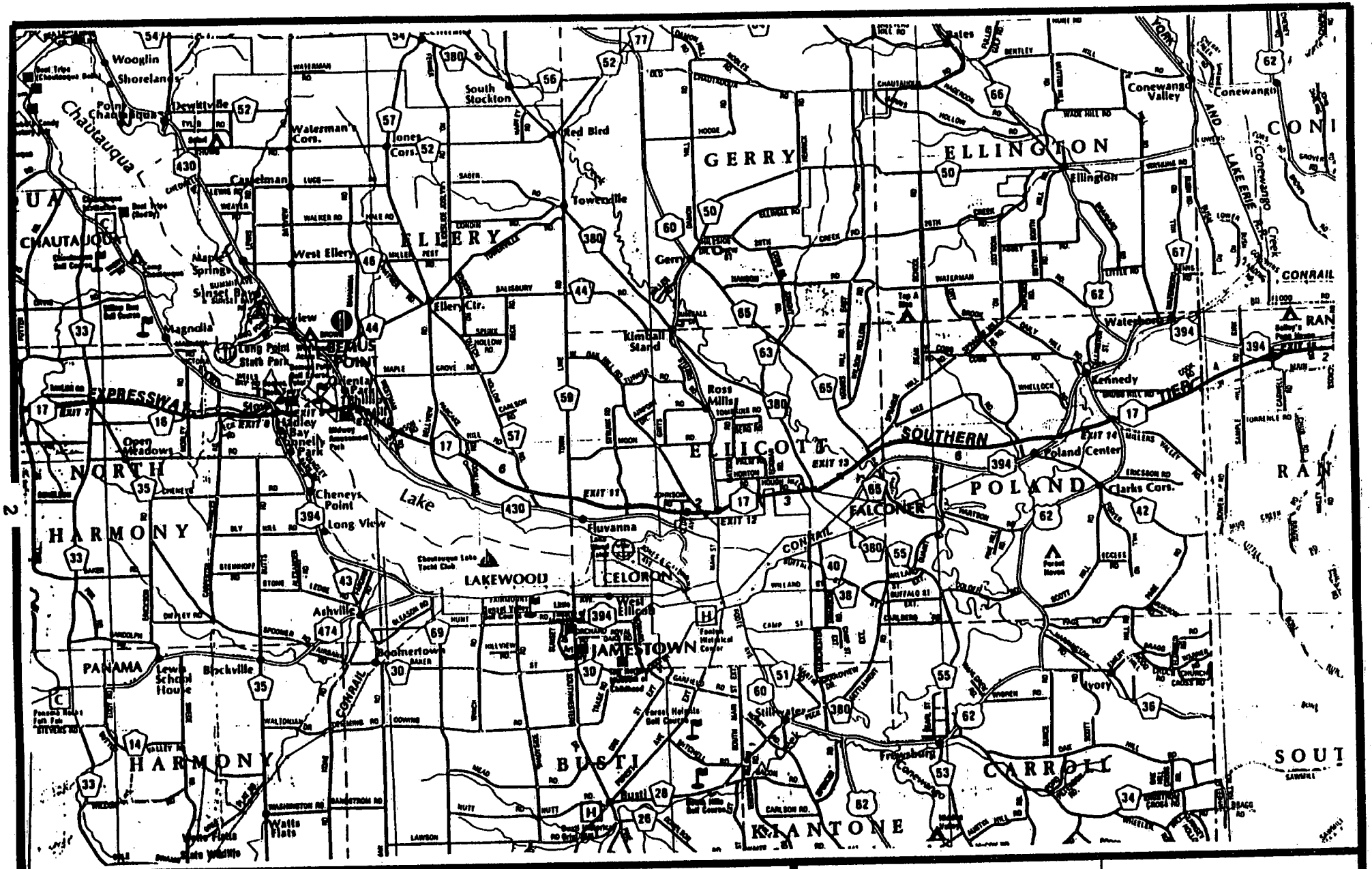
Based on available information, a significant threat to public health and the environment exists at the Chase Interiors Site. The potential for a release of hazardous materials exists, based on the types and quantities of materials present in the building, the deteriorated condition of many of the containers and the improper storage of the materials. The site is located in a mixed commercial/residential area and there are residential homes directly adjacent to the site (see Figures 1 and 2).

II. SITE CONDITIONS AND BACKGROUND

A. Site Description

1. Physical Location

Chase Interiors is an abandoned facility located in a partially industrial area at 205-247 West Lister Avenue in Falconer, Chautauqua County, New York. The site is predominantly developed with a 150,000-200,000 square foot multi-story building and is bordered on the south by an Erie Railroad track line. The building is facing north on the south side of Lister Avenue with a box container plant to the west and a dead end street to the east (see Figure 1).



WESTON MANAGERS ENGINEERS/CONSULTANTS IN ASSOCIATION WITH FOSTER WHEELER CORP., E.C. JOHNSON & MALHOTRA, P.C., RESOURCE APPLICATIONS, INC. AND R.E. BARRERA ASSOCIATES	Roy F. Weston, Inc. MAJOR PROGRAMS DIVISION	**Figure 1**
EPA PM: N. Magriples	TAT PM: S. May	Chase Interiors/Division of HBSA Industries Falconer, New York

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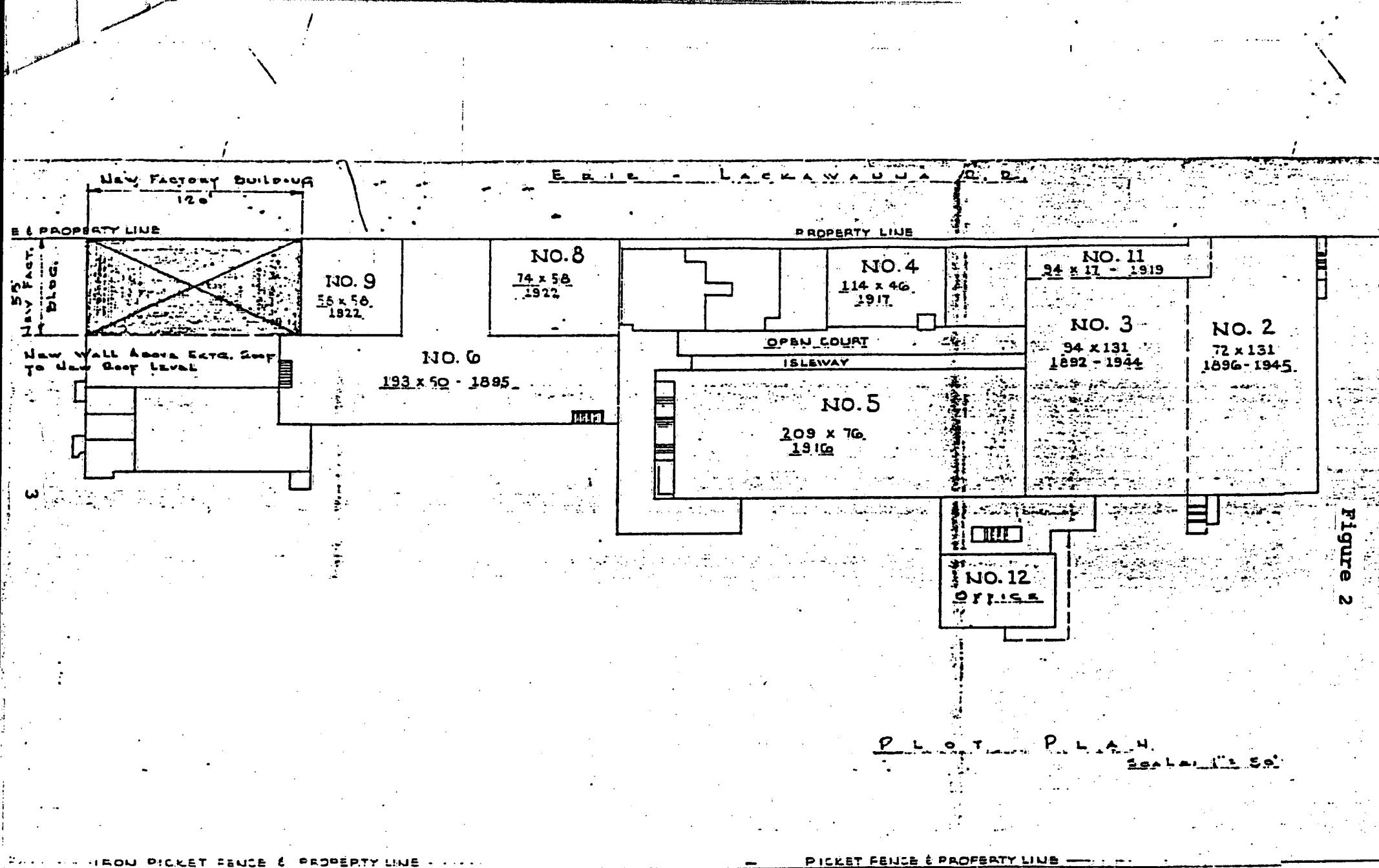

PLOT PLAN.
Scale: 1" = 50'

Figure 2

2. Site Characteristics

The facility was constructed in the late 1800s as the Wooster Wool Mill and operated until approximately 1968, until the plant closed. Between 1968 and 1975, the Cresent Tool Company occupied the building; little is known about operations conducted during this period. In 1975 or 1976, the property was purchased by Frank Chase Cabinet Makers, which subsequently became Chase Interiors.

The facility is predominantly of wood frame construction with some steel beams bracing areas that have subsided. The facility utilized various paints, thinners, shellacs, and adhesives which have flammable, corrosive, and toxic characteristics. The facility had three flammable storage areas to store materials, but the areas were not necessarily complying with appropriate regulations.

During the assessment, it was noted that there were four main storage areas. The materials were partially organized by ERM Northeast (ERM), a contractor hired by the mortgagor to conduct a cleanup. The areas were overcrowded with containers; some containers were leaking. The five-gallon pails were stacked four high and "secured" with duct tape, with the distance between rows less than two feet. The shelves in the Paint Room were mostly cardboard covered metal bars. Upon entering the room, readings with the OVA were above 100 units and maintained 30 units while in the room. There is no ventilation or sprinkler system in the building and electrical power has been disconnected.

3. Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant

Some of the materials identified during the assessment are listed below:

Lacquers, paints, solvents and etching thinners containing:

carbon tetrachloride	acetone
toluene	ethyl acetate
butyl acetate	xylene
isopropyl alcohol	methanol
methyl amyl ketone	nitrocellulose resin

Base liquids containing:

cyclohexylamine	diethylaminoethanol
silver nitrate	trisodium phosphate
2-butoxyethanol	sodium hydroxide
sodium polyacrylate	sodium lignosulfonite

Many of these materials were field tested and found to possess RCRA Characteristics for flammability and corrosivity. Some are specific RCRA F-code wastes. A small transformer in the

furnace room was observed to be leaking. Field testing of the leaking oil indicated the presence of PCBs.

An inventory assembled by the ERM contractor was audited; Attachment A reflects the materials found in the building. In addition to the ERM inventory, TAT inspected the building and noted materials found on the three floors not included in the inventory.

Historical information reveals that there have been releases at Chase in the past. In August 1986, the U.S. Justice Department convened a grand jury which indicted Mr. Kenneth Kaminski and Chase Interiors Inc. for the improper disposal of hazardous waste into a storm sewerage system on the property.

The facility was also known to produce waste oil, primarily from the operation of two air compressors on site.

The principle hazardous materials used by Chase Interiors are associated with its painting and gluing operations. The bulk of this material is a nitrocellulose lacquer that was used in the painting operations. The lacquer, once spent, was said to be recycled on site using a small still. The resulting still bottoms were collected, stored, and disposed of as hazardous waste.

The mechanism for future releases to the environment include deterioration, improper disturbance and vandalism of drums and pails. A substantial fire hazard exists due to the presence of flammable materials inside the buildings. Large waste pile of paper and wood debris inside the building, as well as the flammable materials in containers, are all sources of ignition.

4. Site assessment activities/observations

On September 13, 1993, TAT met with a NYSDEC representative to gain access to the building. An assessment was conducted for the purpose of air monitoring, hazardous categorization sampling and analysis, and confirmation of the inventory. The inventory conducted by ERM was confirmed; however, individual small container labels were not inventoried. TAT drafted a floor plan of the building (see Figures 4 through 7). Two notebooks containing MSDS sheets were used in conjunction with the inventory list provided by the ERM contractor.

As of September 15, an inventory completed by TAT revealed approximately seventy one 55-gallon drums as well as approximately 537 five-gallon pails, three 7-gallon pails, 32 four-cubic yard boxes of less than one-gallon containers and two cylinders. Approximately half of the 55-gallon drums were stored in one of the storage rooms, the remainder wee scattered throughout the building. In reviewing the ERM inventory it was noted that a 230-gallon drum of grease was missing, indicating entry into the building. Nearly all of the drums and containers are stored in the three major storage areas, with many other containers scattered throughout the

three floors. It was also noted that three of the four storage areas were unsecured. There is a Norgas propane tank on the eastern portion of the property, with approximately 200 psi of gas; the odor of propane was obvious when standing next to the tank. Additionally, there is a fenced in area with a gas pipeline in the southeastern corner of the site also near the railroad tracks.

Portions of the building inside also present physical hazards due to the lack of lighting and the deteriorating roof. The building's exposure to the elements has caused slick surfaces and warping of the wooden floor on all three levels. There has been trespassing, as evidenced by empty electrical boxes where the wire had been stripped, and where the lock on a door was jammed with two nails to allow future entry.

A total of 21 samples were collected during the assessment at Chase Interiors for hazard categorization. All samples were taken from drums or containers in the building. One sample of oil was taken from a transformer in the courtyard and the second from a small leaking transformer near one of the boilers. Results of the hazard categorization can be found in Attachment B.

In general, air monitoring conducted in the main areas of the building using an explosimeter, photoionization detector (HNU-PID), Organic Vapor Analyzer (OVA) and radiation meter detected only background levels, however, there were elevated levels detected with both the HNU and OVA in the enclosed office room and in the paint room (see Figures 3 through 7).

III. THREAT TO PUBLIC HEALTH OR WELFARE OF THE ENVIRONMENT, AND STATUTORY AND REGULATORY AUTHORITIES

A. Threats to the Public Health or Welfare

The site is unsecured and entry is possible through several entrances or first floor windows. There is a fence wall around the property perimeter. Nearby residents report that children play on the property grounds and that on several occasions, persons have been observed entering the building. Trespassing is evident from observations of stripped electrical wire and doors rigged to remain unlocked, in addition to as drum of grease.

The drums and containers stored at the site pose a significant threat to public health. Due to the types and quantities of materials, poor storage conditions and history of unauthorized entry onto the property, the potential for a release is great if the materials are disturbed. Some of the containers at the site are damaged and many are leaking.

The containers were found to contain chemicals that are flammable, corrosive, carcinogenic, teratogenic, oxidizing and poisonous. The threat of direct contact and an inhalation hazard exist to vandals and trespassers who can gain access to the building.

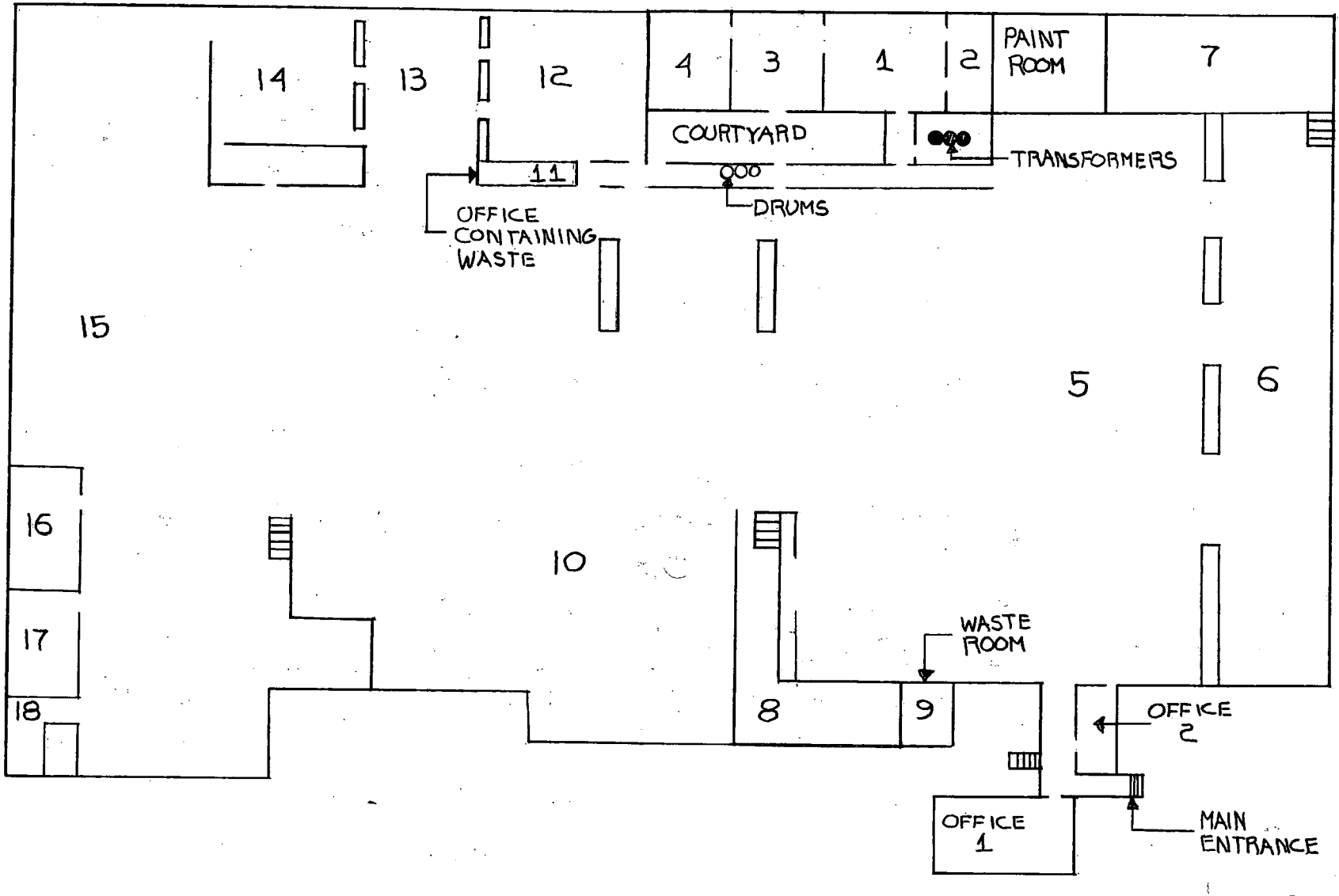

Figure 4

WESTON SPILL PREVENTION & EMERGENCY RESPONSE DIVISION	EPA PM B. Green	CHASE INTERIORS 1st FLOOR
In Association with ICF Technology Inc., C.C. Johnson & Associates, Inc., Resource Applications, Inc., Geo/Resource Consultants, Inc., and Environmental Toxicology International, Inc.	TAT PM I. Huhn	NOT TO SCALE

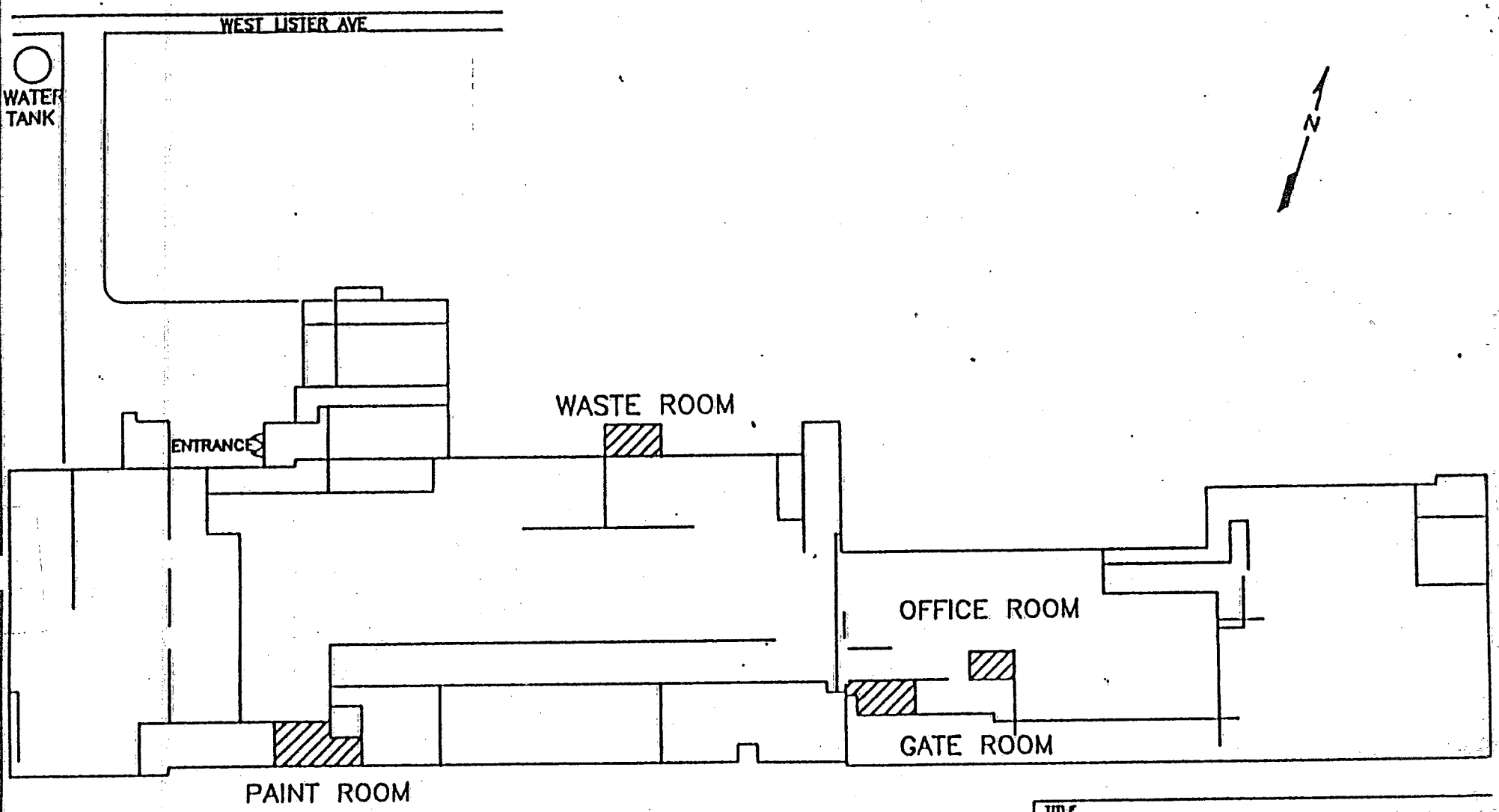
WEST LISTER AVE
WATER TANK
N
WASTE ROOM
ENTRANCE
OFFICE ROOM
GATE ROOM
PAINT ROOM
1
LEGEND
HAZARDOUS SUBSTANCES AND HAZARDOUS WASTE
TITLE
CHASE INTERIORS, INC.
FACILITY LAYOUT
FALCONER, NEW YORK
PREPARED FOR
HBSA
ERM environmental northeast
SCALE NONE
FIGURE
DATE 8/18/92

Figure 3

4

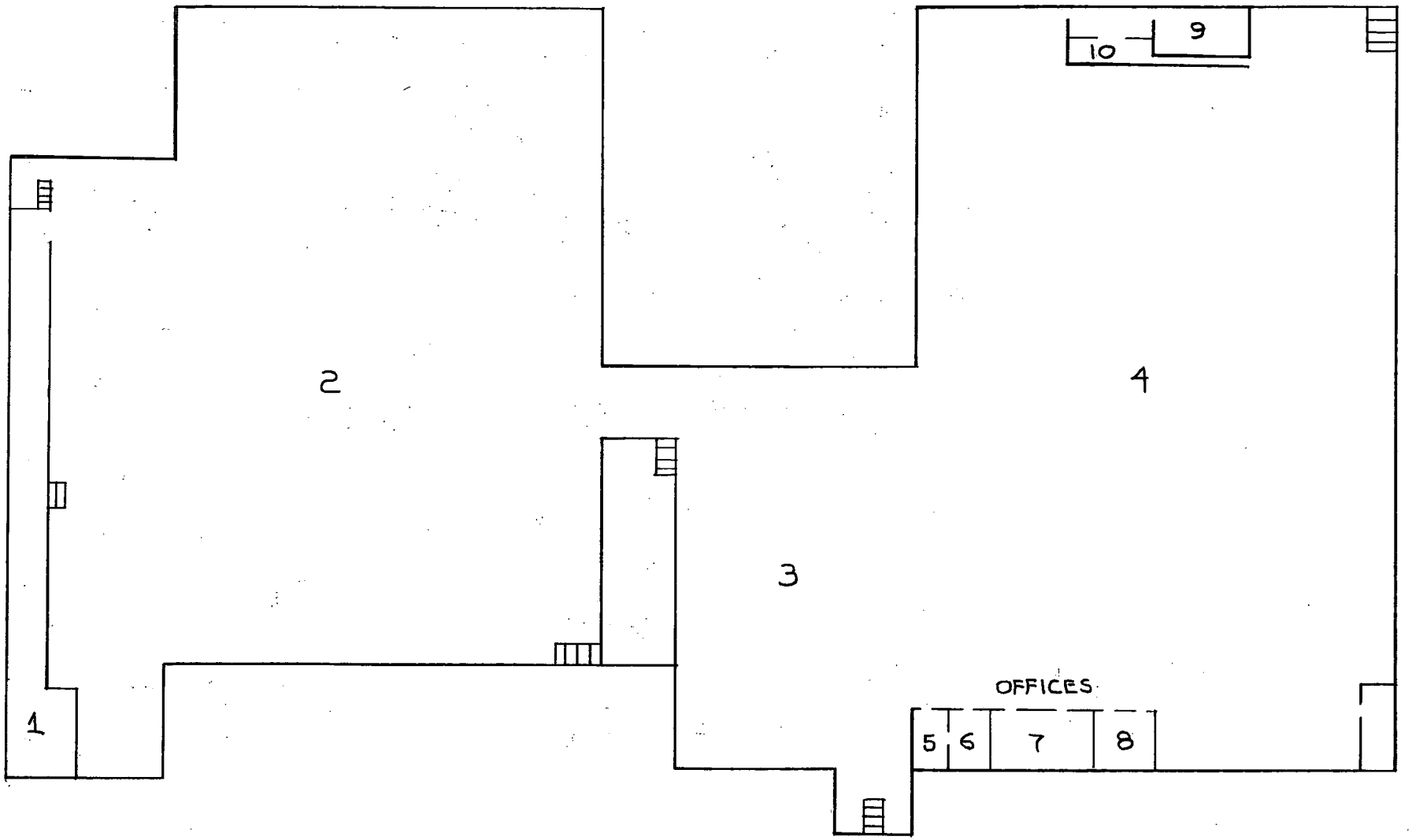

Figure 5

WESTON MANAGERS DESIGNERS/CONSULTANTS — SPILL PREVENTION & EMERGENCY RESPONSE DIVISION	EPA PM B. Green	CHASE INTERIORS 2nd FLOOR
In Association with ICF Technology Inc., C.C. Johnson & Associates, Inc., Resource Applications, Inc., Geo/Resource Consultants, Inc., and Environmental Toxicology International, Inc.	TAT PM I. Huhn	NOT TO SCALE

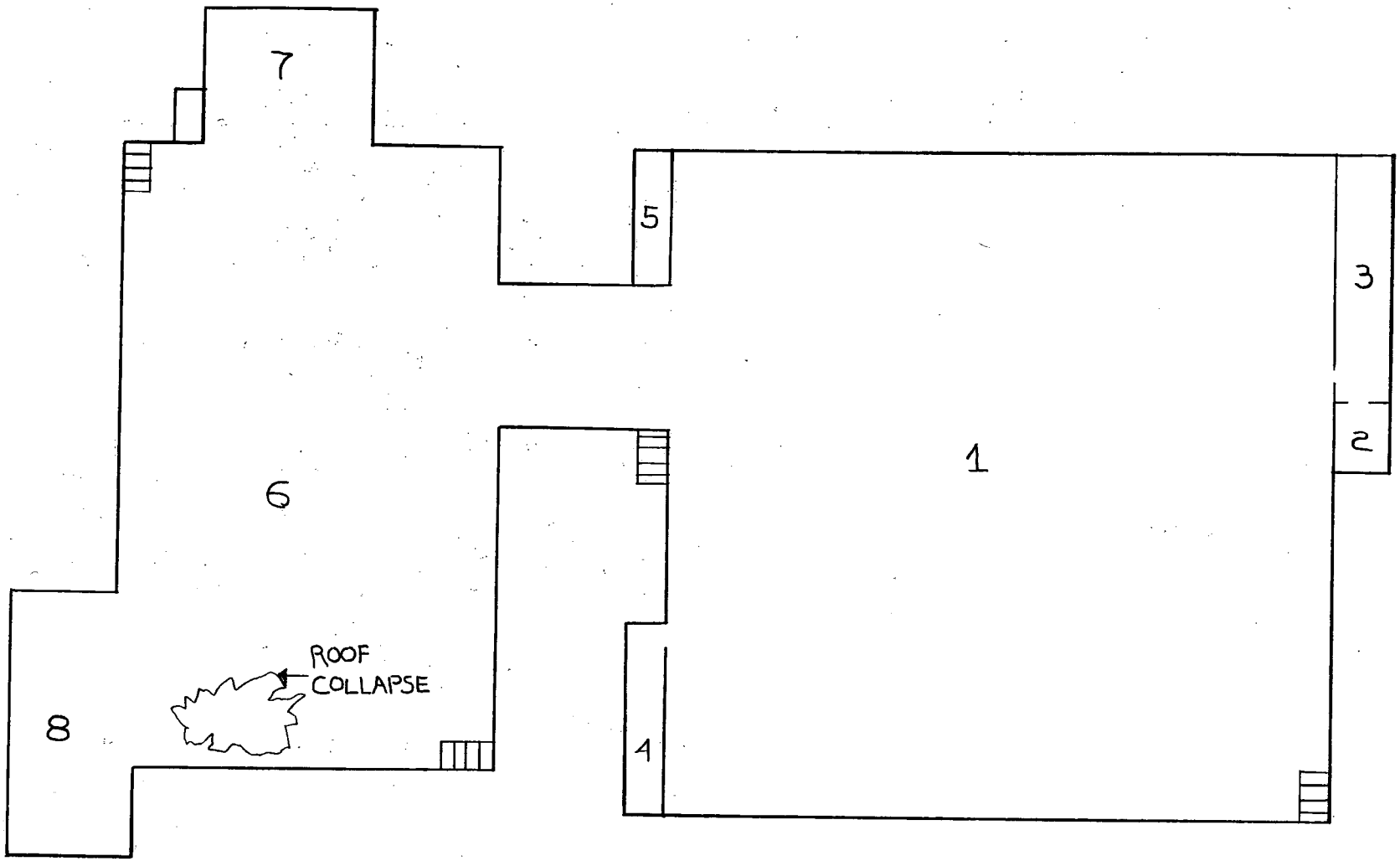

Figure 6

N

WESTON MANAGERS DESIGNERS/CONSULTANTS

SPILL PREVENTION & EMERGENCY RESPONSE DIVISION

In Association with ICF Technology Inc., C.C. Johnson & Associates, Inc., Resource Applications, Inc., Geo/Resource Consultants, Inc., and Environmental Toxicology International, Inc.

EPA PM B. Green

TAT PM I. Huhn

CHASE INTERIORS
3rd FLOOR

NOT TO SCALE

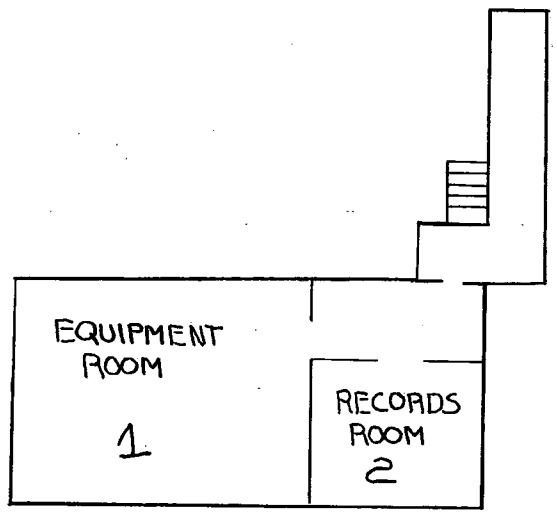

Figure 7

N

WESTON MANAGERS DESIGNERS/CONSULTANTS
SPILL PREVENTION & EMERGENCY RESPONSE DIVISION

In Association with ICF Technology Inc., C.C. Johnson & Associates, Inc., Resource Applications, Inc., Geo/Resource Consultants, Inc., and Environmental Toxicology International, Inc.

EPA PM B. Green

TAT PM I. Huhn

CHASE INTERIORS
4th FLOORS

NOT TO SCALE

A substantial fire hazard exists due to the types of material present within the buildings. A release of these materials could be devastating due to the close proximity to residential homes. Flammable, corrosive, and toxic chemicals have been stored together and, under conditions of fire, could generate a toxic plume that would impact the town of Falconer and surrounding communities.

B. Threats to the Environment

A release/fire could spread runoff of chemicals onto the ground and contaminate the soil and potentially the groundwater. A spill of chemicals in the Waste Room could release materials from the garage door to the north.

IV. EXPECTED CHANGE IN THE SITUATION SHOULD ACTION BE DELAYED OR NOT TAKEN

Delayed action to remove the hazardous substances present at the Chase Interiors site will increase the potential for a release, fire and/or exposure. This may be due to arson, trespassing and/or the failure of containers due to age.

V. CONCLUSIONS

Based on the available information, a significant threat to public health and the environment exists at Chase Interiors. As stated previously, the potential for a release of hazardous materials exists at this site. This is based on the types and quantities of materials present in the building, their improper storage and the potential problems associated with any unauthorized entries onto the property.

ATTACHMENT A

TAT Site Assessment Inventory in the building (not included in the ERM-Northeast inventory list dated May 4, 1992)

Date: September 15, 1993

FIRST FLOOR

Courtyard

Pole Star Transformer sp, RVA 250, Serial 6 - 19364-1-2, Voltage rating 4800/8320Y-240/480, 2.6% approx. impedance, Total weight 1750#, Pennsylvania Transformer Division, McGraw-Edison Company, Cannonburg, PA USA

Pole Star Transformer sp, RVA 250, Serial 6 - 19364-1-1, Voltage rating 4800/8320Y-240/480, 2.6% approx. impedance, Total weight 1750#, Pennsylvania Transformer Division, McGraw-Edison Company, Cannonburg, PA USA

Pole Star Transformer sp, RVA 250, Serial 6 - 19364-1-3, Voltage rating 4800/8320Y-240/480, 2.6% approx. impedance, Total weight 1750#, Pennsylvania Transformer Division, McGraw-Edison Company, Cannonburg, PA USA

Area 1

2-55 gal	DuBois Chemical Inc Boiler Water Trmt, Product #00935, contains NaOH, KOH, Diethyl Amino Ethanol, Corrosive, Cincinnati, OH 45202 (1 MT, 1 full)

Area 2

1 gal	Durabond paste spackling putty
1 gal	All Pro pure shellac
16 oz	Industrial adhesives of Indiana
1 gal	HB Fuller interior floor covering adhesive
1 gal	eyesaline concentrated
1 gal	Cabots stains
1 gal	Pelway (sp?) wood and metal finisher, flammable mixture
5 gal	paint- maintenance grey

Area 3

55 gal	Metalene, The Metalene Co, Cleveland, OH, white powder 50% full,
55 gal	DuBois Chemical, Isodex liquid boiler water treatment, corrosive, 75% full
cyl	liquified petroleum gas UN1075, approx size of a 10 gal drum

Area 4

2-55 gal Paint arresters
20 box Paint arresters- water contaminated
box 3x3x3' sand and ash
55 gal adhesives
40 gal fiber with 25% powder material
55 gal State Chemical
5 lb bag powder
55 gal debris
55 gal poly- MW2 Entrance PL (TAT 014)
55 gal debris
55 gal poly-grey powder/ash/stones (TAT015)
55 gal water?
5 gal water?
5 gal small capacitor/transformer (TAT 013)

Area 5 Open area by paint room

5 gal unknown
1 gal DAP vinyl spackling

Area 6

1 gal yellow liquid in milk jug
2-32 oz high gloss enamel
32 oz acrylic primer sealer
8-1 gal paint cans
3.5 gal Mercer vinyl cove base cement (combustible)
55 gal garbage

Side room off main

5 gal rigid DK-thread cutting oil
13-55 gal garbage and samples from monitoring well installation

Area 8

5 gal Unocal 76 1,1,1-Trichloroethylene, UN2831, Health-1, Flam-1, React-1

Area 10 other side of office

10 gal unlabeled- water?

front office
1 gal black liquid
1 gal Windshield wiper jug with other material

Area 12

55 gal National Starch drum- upside down, stuck to floor or surrounding junk

Area 14

3-15#	bags National Casein of New York, PO Box 226, Riverton, NJ, looks like hot melt or PVC pellets
1 gal	Gum Terpintines
2 gal	Waterproof adhesive
1 gal	unknown

Area 15

55 gal	Peter Cooper liquid glue

Area 17

1 gal	machine oil
1 gal	thinner

Area 18

25#	Frey Lub Norimrust, rim rust retardant and tire lube
1 gal	Mobil grease
1 gal	Mobil liquid

Second Floor

Area 2

1 gal	Pecora white M241 Elastic Glazing compound
4-55 gal	garbage
1 gal	Hexene #2 detergent disinfectant, Emulso Corp, 301 Ellicott St., Buffalo, NY 14203, EPA Reg.# 19-3, Active ingredient-2.25% n-Alkyldimethylbenzylammoniumchloride and 2.25% n-Alkyldimethylethylbenzylammoniumchloride, 95% inert

Area 3

1 gal	Endbac Johnsons Wax (commercial product)
16 oz	Hydrogen peroxide solution
8 oz	collyrium for fresh eyes
1 oz	Tincture merithiotate
1 gal	Maxwell coffee can with red liquid
1 gal	Maxwell coffee can with white powder
1 gal	Folgers coffee can with white powder
1 gal	Allstate liquid for brazing- net flux
16 oz	AntiSpatter, heavy duty, flammable
3 rolls	reddish clay (8"x3")
5 gal	fiber-red powder
1 gal	coffee can labeled Whitting Powder, Health-2, Flam-1, React-0
5 gal	fiber-red powder, Exolon Rst, Net 100#

Area 4

5 gal	unknown-glue?
3.5 gal	HB Fuller adhesive, WC0662
5 gal	unknown
55 gal	catching water dripping from ceiling
16 oz	Rez N-Glue EP
5 gal	unknown -under office in w corner
5 gal	Moorcraft vinyl latex primer sealer
55 gal	poly -NJ891103623, Formula ---, Safe for -----

Area 6

7-1 gal	Plant Wood No.393 adhesive
1 gal	Endura bond Part B
1 gal	Endura bond Part A
4 oz	Avonite Fusion Kit
5 box	UNILAB buffing compound-red tubes

Area 7

2-1 gal	Endura Bond 700, epoxy adhesive Part A & B, 1 @
32 oz	Glastic master, glass cement, grey coating

Third Floor

3/4-55 gal debris/wood chips/paper

Area 8

25 gal	Kelite-O, Manufacturing plants in Los Angeles, Chicago,Berkeley Heights, NJ, Spray white, non-flammable, US patent No 2,381,24_
5 gal	Mercer vinyl cove base cement (solidified)

Fourth Floor

office equipment
Files- canceled checks, requisition forms, production cards, billing, time cards, etc

Area 4

5 gal	unknown-glue?
3.5 gal	HB Fuller adhesive, WC0662
5 gal	unknown
55 gal	catching water dripping from ceiling
16 oz	Rez N-Glue EP
5 gal	unknown -under office in w corner
5 gal	Moorcraft vinyl latex primer sealer
55 gal	poly -NJ891103623, Formula ---, Safe for -----

Area 6

7-1 gal	Plant Wood No.393 adhesive
1 gal	Endura bond Part B
1 gal	Endura bond Part A
4 oz	Avonite Fusion Kit
5 box	UNILAB buffing compound-red tubes

Area 7

2-1 gal	Endura Bond 700, epoxy adhesive Part A & B, 1 @
32 oz	Glastic master, glass cement, grey coating

Third Floor

3/4-55 gal debris/wood chips/paper

Area 8

25 gal	Kelite-O, Manufacturing plants in Los Angeles, Chicago,Berkeley Heights, NJ, Spray white, non-flammable, US patent No 2,381,24_
5 gal	Mercer vinyl cove base cement (solidified)

Fourth Floor

office equipment
Files- canceled checks, requisition forms, production cards, billing, time cards, etc

ATTACHMENT B

FIELD ANALYTICAL RESULTS
CHASE INTERIORS SITE
Falconer, New York

SAMPLE NUMBER	DRUM SIZE	FIELD TEST RESULT	LABEL INFORMATION	SARA 302 EHS	SARA 313 TOXIC SUB	CERCLA HAZ SUB	RCRA WASTE NO.
TAT01	55G	Flammable Organic Liquid	Methyl Benzene, Ethyl Acetate, Methanol Acetone, Nitrocellulose Resin, Toluol		X	X	D001
TAT02	55G	Flammable Organic Liquid	Butyl Acetate, Xylene, Toluene Methyl Amyl Ketone, Isopropyl Acetate		X	X	D001
TAT03	55G	Flammable Organic Liquid	Toluene, Xylene, Mineral Spirits Paint		X	X	D001
TAT04	55G	Flammable Organic Acid Liquid	Ethcing thinner, Acetone, Methanol Toluene, Butyl Acetate, Isopropyl Alcohol		X	X	D001 D002
TAT05	55G	Flammable Organic Liquid	460 Solvent, 2251 Oil, 150 Solvent				D001
TAT06	10G	Copper Dust	Coppertone #420		X	X	
TAT07	5G	Flammable Organic Liquid	Lacquer #8A				D001
TAT08	1G	Inorganic Peroxide Liquid	Bleach "A"				D001
TAT09	5G	Inorganic Base Liquid	Bleach "B"				D002
TAT10	55G	Inorganic Solid	Debris drum				
TAT11	55G	Inorganic Base Liquid	Cyclohexylamine, diethylaminoethanol	X			D002
TAT12	55G	Combustible Organic Liquid	Dextron II transmission oil				
TAT13	Trans-former	Askarel (Pure PCB)	Unmarked small transformer		X	X	

FIELD ANALYTICAL RESULTS
CHASE INTERIORS SITE
Falconer, New York

SAMPLE NUMBER	DRUM SIZE	FIELD TEST RESULT	LABEL INFORMATION	SARA 302 EHS	SARA 313 TOXIC SUB	CERCLA HAZ SUB	RCRA WASTE NO.
TAT14	55G	Wastewater (Aqueous Liquid)	Debris Drum				
TAT15	55G	Inorganic Solid					
TAT16	5G	Silver Nitrate	Silver Nitrate			X	
TAT17	5G	Chlorinated Flammable Liquid	Carbon Tetrachloride		X	X	D001 D019
TAT18	5G	Inorganic Base Liquid	Trisodium Phosphate, Sodameta Silicate 2-Butoxyethanol				D002
TAT19	55G	Inorganic Base Liquid	Sodium Hydroxide, Sodium Polyacrylate Sodium Lignosulfonite			X	D002
TAT20	55G	Wastewater (Aqueous Liquid)	labeled "solvent contaminated water"				
TAT21	Trans-former	Non-PCB Combustible Oil	Large Transformer				